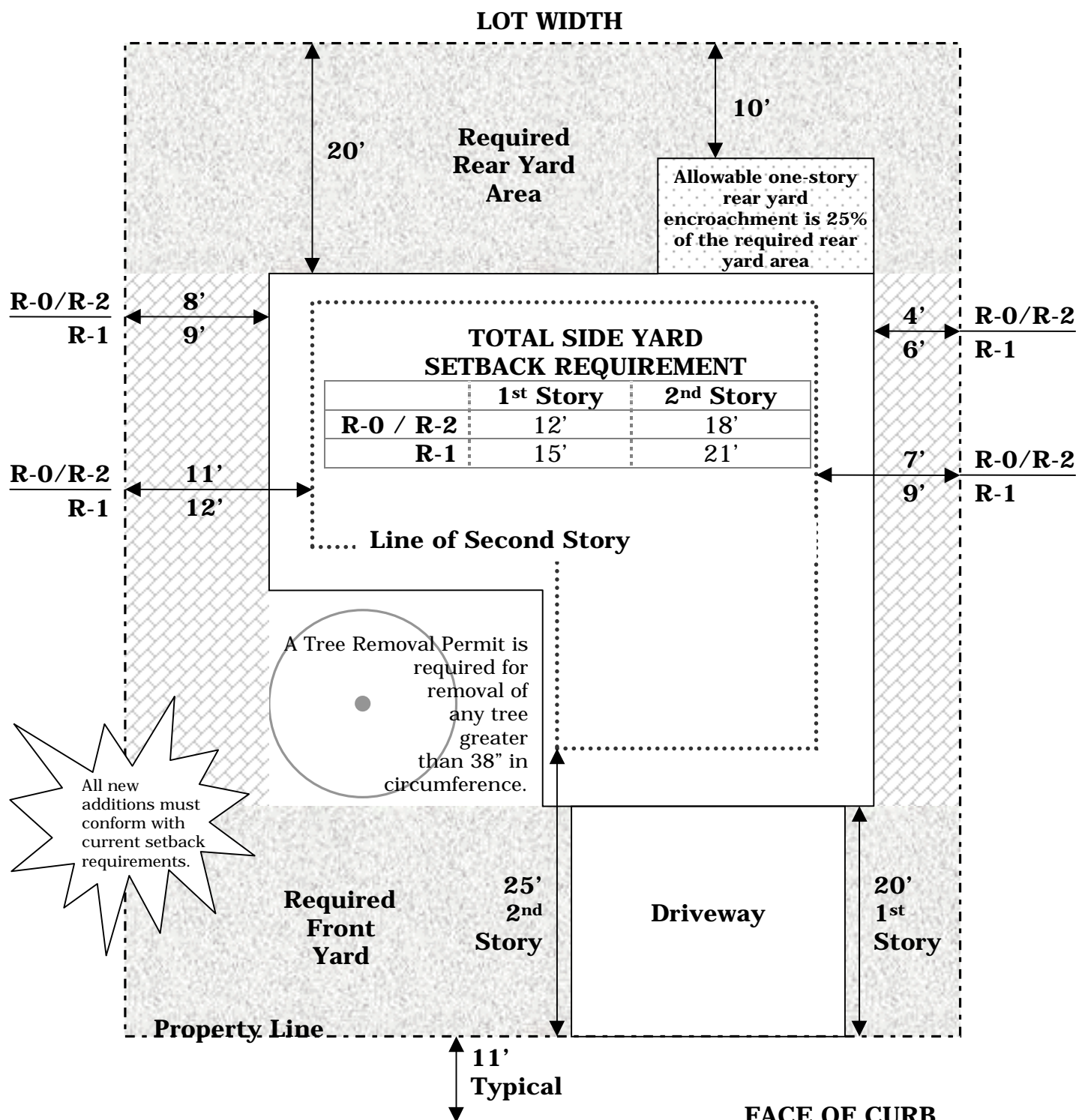


SETBACK AND ZONING REQUIREMENTS FOR THE R-0, R-1 and R-2 Zoning Districts



- **Maximum Lot Coverage** = 40%. Lot Coverage includes enclosed and unenclosed roofed patios.
- **Floor Area Ratios (FARs)** above the following percentages and square footage require a Planning Commission Hearing.
 R-0, R-1 and R-2: 45% or 4,050 sq. ft., whichever is less.
 R-2 Duplex or Multi-Unit : 55% or 4,050 sq. ft., whichever is less.
 Floor Area includes both living area and garage area. Basements which are no more than 2 ft. above grade are not included as floor area. FAR is the ratio of the house size to the lot size.
 See Other Side for More Requirements